

**Exhibit D**

# RESIDENTIAL BROKER PRICE OPINION

REO: ☐ This BPO is the ☐ Initial ☐ 2nd Opinion ☐ Updated ☐ Exterior Only DATE 12/5/2009  
PROPERTY ADDRESS: 1219 E 59TH ST SALES REPRESENTATIVE:  
BROOKLYN NY 11234 CLIENT NAME:  
FIRM NAME: FILLMORE REAL ESTATE COMPLETED BY: IMELBA MARTINEZ  
PHONE NO. (646)221-3064 FAX NO. (718)802-1183

## I. GENERAL MARKET CONDITIONS

Current market condition: ☒ Depressed ☐ Slow ☐ Stable ☐ Improving ☐ Excellent  
Employment conditions: ☐ Declining ☒ Stable ☐ Increasing  
Market price of this type property has: ☐ Decreased 0 % in past 6 months  
☐ Increased  
☒ Remained stable

Estimated percentages of owner vs. tenants in neighborhood: 100 % owner occupant 0 % tenant

There is a ☒ Normal supply ☐ oversupply ☐ shortage of comparable listings in the neighborhood

Approximate number of comparable units for sale in neighborhood: 5

No. of competing listings in neighborhood that are REO or Corporate owned: 5

No. of boarded or blocked-up homes: 5

## II. SUBJECT MARKETABILITY

Range of values in the neighborhood is \$ 275,000 to \$ 550,000

The subject is an ☐ over improvement ☐ under improvement ☒ Appropriate improvement for the neighborhood.

Normal marketing time in the area is: 125 days

Are all types of financing available for the property? ☒ Yes ☐ No If no, explain \_\_\_\_\_

Has the property been on the market in the last 12 months? ☐ Yes ☒ No If yes, \$ \_\_\_\_\_ list price (include MLS printout)

To the best of your knowledge, why did it not sell? \_\_\_\_\_

Unit Type: ☒ single family detached ☐ condo ☐ co-op ☐ mobile home

☐ single family attached ☐ townhouse ☐ modular

If condo or other association exists: Fee \$ \_\_\_\_\_ monthly ☐ annually Current? ☐ Yes ☐ No Fee delinquent? \$ \_\_\_\_\_

The fee includes: ☐ Insurance ☐ Landscape ☐ Pool ☐ Tennis Other \_\_\_\_\_

Association Contact: Name: \_\_\_\_\_ Phone No.: \_\_\_\_\_

## III. COMPETITIVE CLOSED SALES

ITEM		SUBJECT		COMPARABLE NUMBER 1		COMPARABLE NUMBER 2		COMPARABLE NUMBER 3			
Address		1219 E 59TH ST BROOKLYN NY 11234		1319 E 64TH ST BROOKLYN NY 11234		1662 E 51ST ST BROOKLYN NY 11234		1444 E 64TH ST BROOKLYN NY 11234			
Proximity to Subject				0.31 REO/Corp		0.46 REO/Corp		0.33 REO/Corp			
Sale Price		\$		\$ 437,750		\$ 430,000		\$ 391,000			
Price/Gross Living Area		\$ Sq. Ft.		\$ 319.06 Sq. Ft.		\$ 341.27 Sq. Ft.		\$ 313.3 Sq. Ft.			
Sale Date & Days on Market				12/1/2009 125		10/26/2009 98		9/4/2009 89			
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		Adjustment		DESCRIPTION		Adjustment	
Sales or Financing Concessions				no		E		no		E	
Location		Urban		Urban		F		Urban		F	
Leasehold/Fee Simple		Leasehold		Leasehold		E		Leasehold		E	
Site		.05		.05		E		.05		E	
View		Typ		Typ		E		Typ		E	
Design and Appeal		SFD Colonial		SFD Colonial		E		SFD Colonial		E	
Quality of Construction		Good		Good		E		Good		E	
Age		49		44		E		54		E	
Condition		Good		Good		E		Good		E	
Above Grade Room Count		Total Bdrms Baths 5 3 1		Total Bdrms Baths 5 3 1		E		Total Bdrms Baths 5 3 1		E	
Gross Living Area		1,296 Sq. Ft.		1,372 Sq. Ft.		E		1,260 Sq. Ft.		E	
Basement & Finished Rooms Below Grade		No 0		No 0		E		No 0		E	
Functional Utility		Good		Good		E		Good		E	
Heating/Cooling		gas		gas		E		gas		E	
Energy Efficient Items		no		no		E		no		E	
Garage/Carport		Gar Det 1		Gar Det 1		E		Gar Det 1		E	
Porch, Patio, Deck											
Fireplace(s), etc.		no		no		E		no		E	
Fence, Pool, etc.		no		no		E		no		E	
Other		no		no		E		no		E	
Net Adj. (total)				\$ 0				\$ 0			
Adjusted Sales Price of Comparable				\$ 437,750				\$ 430,000			
								\$ 391,000			

comps match the subject

REO#

IV. MARKETING STRATEGY

☐ As-is ☐ Minimal Lender Required Repairs ☐ Repaired Most Likely Buyer: ☐ Owner occupant ☐ Investor

V. REPAIRS

Itemize ALL repairs needed to bring property from its present "as is" condition to average marketable condition for the neighborhood. Check those repairs you recommend that we perform for most successful marketing of the property.

<input type="checkbox"/>		\$	<input type="checkbox"/>		\$
<input type="checkbox"/>		\$	<input type="checkbox"/>		\$
<input type="checkbox"/>		\$	<input type="checkbox"/>		\$
<input type="checkbox"/>		\$	<input type="checkbox"/>		\$

GRAND TOTAL FOR ALL REPAIRS \$ 0

VI. COMPETITIVE LISTINGS									
ITEM	SUBJECT			COMPARABLE NUMBER 1			COMPARABLE NUMBER 2		
Address	1219 E 59TH ST BROOKLYN NY 11234			1488 E 57TH ST BROOKLYN NY 11234			2514 RALPH AVE BROOKLYN NY 11234		
Proximity to Subject				0.45 REO/Corp			0.42 REO/Corp		
List Price	\$			\$ 439,000			\$ 459,000		
Price/Gross Living Area	\$ Sq.Ft.			\$ 342.9 Sq.Ft.			\$ 354.1 Sq.Ft.		
Data and/or Verification Sources				Public Records			Public Records		
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			DESCRIPTION		
Sales or Financing Concessions				no E			no E		
Days on Market				80 E			160 E		
Location	Urban			Urban E			Urban E		
Leasehold/Fee Simple	Leasehold			Leasehold E			Leasehold E		
Site	.05			.05 E			.05 E		
View	Typ			Typ E			Typ E		
Design and Appeal	SFD Colonial			SFD Colonial E			SFD Colonial E		
Quality of Construction	Good			Good E			Good E		
Age	49			45 E			45 E		
Condition	Good			Good E			Good E		
Above Grade Room Count	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths
	5	3	1	5	3	1	5	3	1
Gross Living Area	1,296 Sq. Ft.			1,280 Sq. Ft. E			1,296 Sq. Ft. E		
Basement & Finished Rooms Below Grade	No 0			No 0 E			No 0 E		
Functional Utility	Good			Good E			Good E		
Heating/Cooling	gas			gas E			gas E		
Energy Efficient Items	no			no E			no E		
Garage/Carport	Gar Det 1			None E			None E		
Porches, Patio, Deck Fireplace(s), etc.	no			no E			no E		
Fence, Pool, etc.	no			no E			no E		
Other	no			no E			no E		
Net Adj. (total)				\$ 0			\$ 0		
Adjusted Sales Price of Comparable				\$ 439,000			\$ 459,000		

comps match the subject

VI. THE MARKET VALUE (The value must fall within the indicated value of the Competitive Closed Sales).

AS IS	Market Value	Suggested List Price
	\$ 420,000	\$ 435,000
REPAIRED	\$ 420,000	\$ 435,000

COMMENTS (Include specific positives/negatives, special concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc. Attach addendum if additional space is needed.)

comps match the subject

the subject is located in the flatlands section of brooklyn, ny

Signature: IMELBA MARTINEZ

Date: 12/5/2009

First American  
Residential Value View

## Photos

	TRACKING NUMBER 2717765	FARVV ORDER NO. 5068128
NAME BAZARD	ADDRESS 1219 E 59TH ST	CITY, STATE, ZIP BROOKLYN, NY 11234
PHOTOS COMMENT		

Subject Front



Subject House Number



Street View

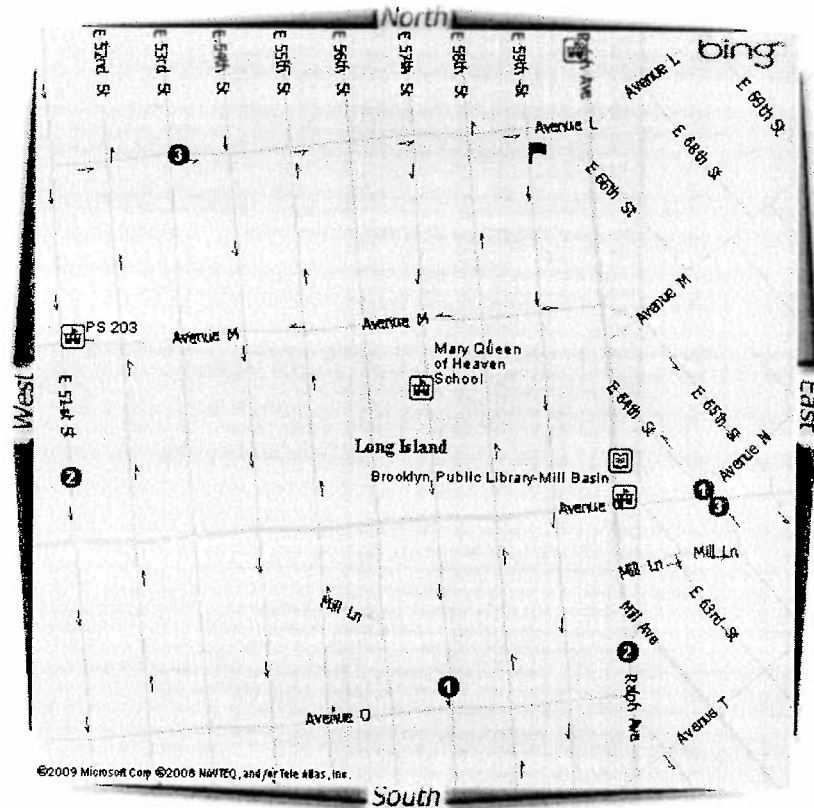




First American  
Residential Value

Map

NAME BAZARD		ADDRESS 1219 E 59TH ST	TRACKING NUMBER 2717765
		CITY, STATE, ZIP BROOKLYN, NY 11234	



Map Scale: 1 Inch = 0.12 Miles

**Subject Property**  
1219 E 59TH ST  
BROOKLYN, NY 11234

**1 Comp. Listing 1**

1488 E 57TH ST  
BROOKLYN, NY 11234  
Dist From Subject: 0.45 Miles

**2 Comp. Listing 2**

2514 RALPH AVE  
BROOKLYN, NY 11234  
Dist From Subject: 0.42 Miles

**3 Comp. Listing 3**

5318 AVENUE L  
BROOKLYN, NY 11234  
Dist From Subject: 0.29 Miles

**1 Closed Sale 1**

1319 E 64TH ST  
BROOKLYN, NY 11234  
Dist From Subject: 0.31 Miles

**2 Closed Sale 2**

1662 E 51ST ST  
BROOKLYN, NY 11234  
Dist From Subject: 0.46 Miles

**3 Closed Sale 3**

1444 E 64TH ST  
BROOKLYN, NY 11234  
Dist From Subject: 0.33 Miles